

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Greenfield

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	14	8	- 42.9%	30	29	- 3.3%
Closed Sales	8	11	+ 37.5%	27	28	+ 3.7%
Median Sales Price*	\$257,500	\$319,000	+ 23.9%	\$262,000	\$304,500	+ 16.2%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	44	42	- 4.5%	38	51	+ 34.2%
Percent of Original List Price Received*	98.5%	95.5%	- 3.0%	101.5%	95.1%	- 6.3%
New Listings	13	7	- 46.2%	30	21	- 30.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

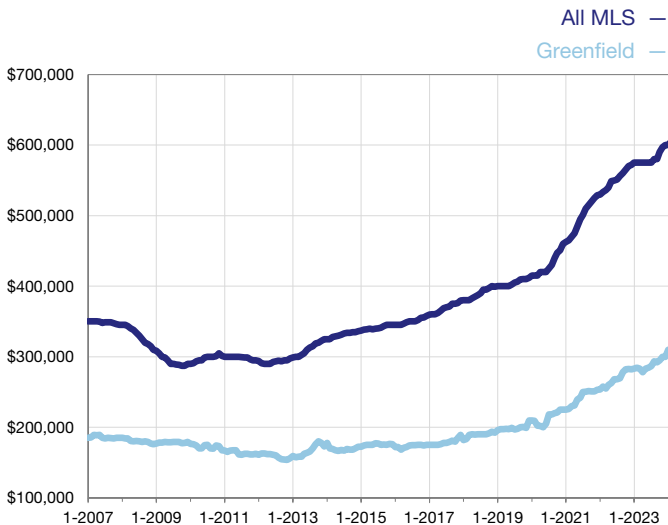
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	4	+ 33.3%	5	6	+ 20.0%
Closed Sales	2	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$272,500	\$0	- 100.0%	\$265,000	\$236,350	- 10.8%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.8	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	21	0	- 100.0%	16	12	- 25.0%
Percent of Original List Price Received*	108.0%	0.0%	- 100.0%	107.3%	111.2%	+ 3.6%
New Listings	1	4	+ 300.0%	6	10	+ 66.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

